"I give and devise unto Abraham Kemp Keefer and Jacob Rohrback, of Frederick, Maryland, all those lots of ground with the buildings and improvements thereon situated, lying and being on the East side of South Market Street, in Frederick City, Frederick County, Maryland, between Carroll Creek on the North and the property now owned by Mrs. Margaret E. Boteler on the South, said real estate now occupied by Charles H.Miller, George C. Crum, and P.L. Hargett & Company as tenants, -also all that lot of ground with the buildings and improvements thereon situated on the North side of East All Saints Street, in Frederick City, Maryland, now occupied by Jesse H. Michael as tenant, and being all of the same real estate situated in that locality in Frederick City devised to me by the last Will and Testament of my deceased husband. James M. Hood. - in trust nevertheless. - for the purpose of convering a good and sufficient Deed to be executed in conformity with Law- all of said real estate unto Samuel G. Duvall, Jacob Rohrback, and any successor duly appointed of Reverend Edmund R. Esohbach, deceased, or unto their duly appointed successors, as the Trustees under the terms of the last Will and Testament of Mrs. Margaret C. Artz, late of Chicago, State of Illinois, deceased, to received the remainder of her estate after the death of her daughter Victorine T.Artz, for the purpose of founding and maintaining a public Library at Frederick, Maryland, to be called and known as "The C. Burr Artz Public Library", -all of said real estate to be held by said Library Trustees or their successors as said Trustees as a location and site for the building and maintenance of said proposed "The C.Burr Artz Public Library," or, in the entire discretion of said Library Trustees and their successors to be sold by said Library Trustees for the purpose of applying and using the proceeds of said sale for the purchase of another location in their judgment more suitable for the site of said Library building or buildings, or in the maintenance of said "The C. Burr Artz Public Library," if the said Library be then located on another site or location by said Trustees out of trust funds in their hands from the estate of said Mrs. Margaret C. Artz. - all of said real estate as above devised unto the said Abram Kemp Keefer and Jacob Rohrback as Trustees to be held by them however, and no conveyance thereof by them to be made unto said Library Trustees until and when said trust estate of the said Mrs. Margaret C. Artz in remainder after the death of her daughter Victorine T. Artz, life tenant, will be actually paid over and delivered to and actually reach the hands of the Library Trustees, or their successors duly appointed, and said Library Trustees, or their successors, will be duly qualified as such to receive said real estate, and not before and in no event shall said real estate vest in them, - and in the event the said estate in remainder of the said Mrs. Margaret C.Artz will not come into the hands of said Library Trustees, and the said "The C.Burr Artz Public Library" will not for that or any reason be established in Frederick City, Maryland, I devise all of said real estate unto "The Monans College of Frederick, Maryland" a corporation located at Frederick. Muryland, as its property and estate, and in that event I direct said Abram Kemp Keefer and Jacob Rohrback, Trustees, to execute and deliver unto the said "The Womans College of Frederick Maryland" a Deed granting and conveying unto it all of said real estate .- ". as will appear by reference to said "Exhibit A",

That your Petitioners Abram Kemp Keefer and Jacob Rohrback, Trustees as aforesaid, have been in possession of all of the real estate as described in preceeding clause of this Petition and as devised unto your Petitioners in trust under the terms of said "Exhibit A" since the death of said Margaret E.S. Hood, and have collected the rentals arising out of said real estate and have paid the necessary taxes, insurance and repairs due thereon from the date January 12th. 1913, to this date.

<u>5.</u>

. 4.

That said real estate consists of all those parcels of land and the improvements thereon as desoribed in the several following Deeds, namely; -

First, all that real estate as described in the Deed from Laura V. Smith to Jacob D. Hane and James M. Hood, dated August 23rd. 1859, and recorded in Liber B. G. F. No. 4, folio 450, one of the Land Records of Frederick County, Maryland, a duly certified copy of which said Deed is herewith filed as a part hereof and marked "Exhibit B"; - and in which real estate the said Jacob D. Hane conveyed his undivided interest unto James M. Hood by Deed dated April 21st, 1884, and recorded in Liber A.F. No. 9.